

WWW.OStro-re.co.uk 50 Leadenhall St, London EC3A 2BJ



FITTED OUT OFFICE SPACE

PART GROUND FLOOR 9 – 13 FENCHURCH BUILDINGS FENCHURCH STREET LONDON EC3

1,112 SQ FT (103 SQ M)

LOCATION:

The building is located on Fenchurch Buildings off Fenchurch Street in the hub of the insurance district and benefits from close proximity to Lloyd's of London, as well as the shops, cafes and restaurants on Fenchurch St and Leadenhall Market.

ACCOMMODATION:

Part Ground Floor 1,112 sq ft 103 sq m

LEASE:

A new sub lease is available for a term expiring on 23rd June 2015.

RENT:

The passing rent is \pounds 22,240 per annum. This equates to approximately \pounds 20 per sq ft.

AMENITIES:

- Air conditioning / Cooling •
- Suspended Ceilings
- 24 Hour Access

VAT:

The building has been elected for VAT.

BUSINESS RATES:

Estimated at £12,012 per annum (£10.80 per sq ft)

Interested parties are encouraged to make their own enquires.

SERVICE CHARGE:

Estimated at £10,505 per annum (£9.45 per sq ft)

LEGAL COSTS:

Each party to be responsible for their own legal and professional costs

VIEWING:

Strictly by appointment through



nergy Performance Certificate	HM Government
13 Fenchurch Buildings nchurch Street INDON 33M 5HR	Certificate Reference Number 9727-3070-0707-0690-0295
his certificate shows the energy rating of this bui e building fabric and the heating, ventilation, co ompared to two benchmarks for this type of bui d one appropriate for existing buildings. There formation on the Government's website www.com	poling and lighting systems. The rating is ilding: one appropriate for new buildings e is more advice on how to interpret this
nergy Performance Asset Rating	
ore energy efficient	
承 中	Net zero CO, emissions
A 0-25	Net 200 GG ₂ emissions
B 26-50	
C 51-75	
D 76-100	
E 101-125	119 This is how energy efficient the building is.
F 126-150	
G Over 150	
ess energy efficient	
echnical information	Benchmarks
in heating fuel: Natural Gas ilding environment: Air Conditioning	Buildings similar to this one could have ratings as follows:
tal useful floor area (m²): 2118	35 If newly built

Main heating fuel:	Natural	Gas	Buildings s	
Building environment:	Air Conditioning		could have	
Total useful floor area (m	²):	2118	35	
Building complexity (NOS	S level):	4	00	
Building emission rate (kgCO ₂ /m ²):		77.48	92	

If typical of the existing stock

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TIM OSTROUMOFF

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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISREPRESENTATION ACT 1991 – Ostroumoff on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance for the intending lessess and do not intend nor constitute part of an offer or contract. Subject to contract (January 2013)